

5513 49 Street  
Lloydminster, Alberta

MLS # A2227237



**\$274,900**

<b>Division:</b>	West Lloydminster		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	748 sq.ft.	<b>Age:</b>	1952 (73 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** SEE REMARKS

Whether you're a first-time homebuyer, ready to downsize, or simply looking for a turnkey property without excess space, this refreshed Alberta-side gem checks all the boxes! Thoughtfully updated and meticulously maintained, this cozy 2+1 bedroom home offers comfort, style, and practicality in one complete package. Step inside to find a modern kitchen with stainless steel appliances, newer laminate flooring, and upgraded electrical throughout. Major improvements include: • New shingles (2024) • Vinyl siding (2019) • High-efficiency furnace (2017) • On-demand hot water tank (2019) The bright, south-facing backyard is fully fenced, offering a mature, private outdoor retreat with a deck—perfect for summer lounging. An oversized single garage, plenty of parking with convenient alley access, and ample storage add to the home's functionality. Located on a quiet, tree-lined street and just a short walk from the outdoor pool, this home combines charm, convenience, and value. Don't miss your chance to own a move-in ready home in a welcoming neighborhood!